

Space Above This Line for Recording Data

Prepared By: Realty Title, 6397 Goodman Road, Suite 112, Olive Branch, MS 38654 (662)893-8077

Return To: Eric L. Sappenfield, PLLC 6858 Swinnea Road, 5 Rutland Place.  
Southaven, MS 38671 (662) 349-3436

### **WARRANTY DEED**

Grantor(s): **Frances R. McCalla**

Address: 4600 Palomino Ln N Highlands, Ga 95660

Phone: 916-333-2227 (Home) n/a (Work, if any)

Grantee(s): **George Roman and Kathleen O. Roman**

Address: 4638 Stone Park Boulevard Olive Branch, MS 38654

Phone: 601-853-2387 (Home) n/a (Work, if any)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, Frances R. McCalla does/do hereby sell, convey and warrant unto George Roman and Kathleen O. Roman, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to wit:.

**LEGAL DESCRIPTION: Lot 247, Phase 3-A, Windstone Subdivision, situated in Section 26, Township 1 South, Range 7 West, as shown on plat of record in Plat Book 92, Page 1 in the Chancery Clerk's Office of DeSoto County, Mississippi.**

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

IT IS AGREED and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the parties hereto agree to pay on the basis of an actual proration.

✓  
WITNESS our signature this 27 day of January, 2011.

✓ Frances R. McCalla  
Frances R. McCalla

✓ STATE OF California  
COUNTY OF Sacramento

Personally appeared before me, the undersigned authority in and for the said county and state, on this 27 day of January, 2011, within my jurisdiction, the within named Frances R. McCalla, who acknowledged that she executed the above and foregoing instrument.

✓ My commission expires:

✓ JUN 10, 2014

✓  
(Notary Public)

